



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the *Guidelines*. Section 5.0 of this EIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.*
2. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
3. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.*

Table 4-1, *Cumulative Projects List*, identifies the related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. Information integral to the identification process was obtained from the City of Huntington Beach in March 2013. The resulting related projects are only those determined to be at least indirectly capable of interacting with the proposed project.



**Table 4-1
Cumulative Projects List**

Map ID	Project Name	Location	Description	Project Status
1	Lamb School	10251 Yorktown Avenue, 0.37 miles northeast of the project site.	The project consists of 81 single family residences.	Entitlements approved.
2	Wardlow School	9191 Pioneer Drive, 0.62 miles west of the project site.	The project consists of 49 single family residences.	Entitlements approved.
3	Beachwalk	19891-19895 Beach Boulevard, 1.78 miles west of the project site.	The project consists of a 173 unit apartment complex.	Entitlements approved and site preparation has begun.
4	Beach Promenade	Beach Boulevard and Atlanta Avenue, 1.98 miles southwest of the project site.	The Beach Promenade consists of two options for development; Option A and Option B. Maximum development square footage approved is 38,634 square feet (Option B) to the existing 85,107 square foot commercial center. The development project includes 2.07-acre frontage road and 0.61-acre adjacent to westerly property to enlarge site from 6.24 acres to 9.42 acres.	Project is under construction.
5	Beach & Ellis Mixed-Use	Five Points area of the Specific Plan, 2.24 miles northwest of the project site.	The Beach-Ellis project would result in a six-story mixed-use development consisting of commercial and residential uses on a 2.73-acre (113,256 square foot) parcel in the Five Points area of the Specific Plan. The project would include approximately 30,000 square feet of commercial uses, 7,000 square feet of retail shops, as well as 105 residential dwelling units. Associated open space and parking is also proposed. Alternatives to the project include an increased residential project with up to 274 residential units, private and public open space and 8,500 square of commercial space as well as a commercial alternative with 77,300 square feet of retail and office space.	The EIR has been certified, entitlements approved, and site preparation has begun.
6	Waterfront Third Hotel	Along Pacific Coast Highway, between the existing Waterfront Hilton and the Hyatt Regency Huntington Beach Resort and Spa, 2.43 miles southwest of the project site.	Addition of 156 rooms and related facilities.	Entitlements approved.
7	Pacific City	Along Pacific Coast Highway, between Huntington Street and First Street, 2.54 miles southwest of the project site.	A 31-acre mixed use project, including 191,100 square feet of retail/office/restaurant/entertainment uses; 250 room hotel; and 516 residential units.	Entitlements for revisions to commercial portion under City review. Entitlements for revisions to residential portion are approved.



**Table 4-1 [continued]
Cumulative Projects List**

Map ID	Project Name	Location	Description	Project Status
8	Longs Drugs	17725 Beach Boulevard, at the northwest corner of Beach Boulevard and Newman Avenue, 2.88 miles northwest of the project site.	The project involves the construction of an 8,800 square foot drugstore with a drive-through pharmacy.	Project is approved.
9	Fein Medical Office Building	7922 Liberty Avenue, on the south side of Liberty Avenue, west of Beach Boulevard, 2.90 miles northwest of the project site.	The project involves the construction of a 6,480 square foot medical office building.	Project is approved.
10	Remediation and Reuse of the Former Gun Range within Huntington Central Park	Southwest corner of Talbert Avenue and Gothard Street, 3.10 miles northwest of the project site.	The project proposes the remediation of the former gun range and the construction of a park use within Huntington Central Park.	A Preliminary Draft EIR is currently under City review.
11	Senior Center	Southwest corner of Goldenwest Street and Talbert Avenue, 3.40 miles northwest of the project site.	Construction of a new 45,000 square foot senior center and associated parking.	Entitlements have been approved.
12	Talbert Lake Water Quality Project	Along Goldenwest Street, 3.43 mile northwest of the project site.	The Talbert Lake Diversion Project would divert up to 3 million gallons per day of urban runoff from the East Garden Grove Wintersburg Channel, through pre-treatment devices, and into a 15-acre area in Central Park for treatment to remove pollutants, thereby significantly reducing pollutant loading to the coastal receiving waters. Project components will include a channel diversion structure, pump station, control system, existing pipeline inspection and rehabilitation, additional conveyance piping, pretreatment, Natural Treatment Systems (NTS), Talbert Lake rehabilitation, groundwater recharge enhancements, educational exhibit, and monitoring.	A Mitigated Negative Declaration was adopted. Project currently on hold.



**Table 4-1 [continued]
Cumulative Projects List**

Map ID	Project Name	Location	Description	Project Status
13	Banning Ranch Project	Newport Beach, 2.3 miles southeast of the project site.	Banning Ranch is a 400-acre parcel that borders Newport Crest on the west and northwest, and is contiguous with Sunset Ridge and Talbert Nature Preserve. The proposed development includes 1,375 homes, a 75-room resort hotel, 75,000 square feet of commercial space, a 4-lane 50 mph roadway (Bluff Road) traversing Banning Ranch from 15th Street to Pacific Coast Highway, arterial highways, and an active sports park comprised of 6 tennis courts, soccer fields, baseball fields, a skateboard park, and 2 parking lots with over 125 parking spaces.	The EIR has been certified.
14	Rainbow Disposal	17121 Nichols Lane, 3.55 miles northwest of the project site.	Phased addition of 193,150 square feet including an increase in capacity from 2,800 tons to 4,000 tons per day.	The project entitlements have been approved.
15	Warner Nichols	Warner Avenue and Nichols Lane, 3.63 miles northwest of the project site.	General Plan and Zoning Map Amendments from residential to commercial on approximately 1.1 gross acres and industrial on approximately 3.3 gross acres and demolition or removal of existing historic structures.	A Draft EIR has been prepared and the project is in review.
16	Edinger Hotel	Southeast corner of Edinger Avenue and Parkside Lane, 4.36 miles northwest of the project site.	The proposed Edinger Hotel project would consist of a 129-room, four-story hotel on a 99,869 square foot lot in the Town Center Boulevard area of the Specific Plan.	The City is determining the appropriate level of environmental clearance for this project.
17	Beach and Edinger Corridors Specific Plan (BECSP)	Along Beach Boulevard and Edinger Avenue, 4.36 miles northwest of the project site.	The BECSP permits mixed use, residential, and commercial development pursuant to a form based specific plan. Over an anticipated 20 year period, the BECSP allows for up to 4,500 residential units and additional commercial, office, and hotel space.	Specific Plan has been adopted.
18	Residential Project	Southwest corner of Edinger Avenue and Gothard Street, 4.45 miles northwest of the project site.	The project consists of a 510 unit apartment complex.	Project is in review.
19	Boardwalk	Edinger Avenue and Gothard Street, 4.65 miles northwest of the project site.	The project consists of a mixed-use development in the Town Center District of the Specific Plan. The existing uses on site would be demolished including a (vacant) Levitz furniture store, an EZ lube oil change shop, and associated surface parking. The proposed project includes 984 residential dwelling units and approximately 60,000 square feet of ground floor retail.	Project is under construction.



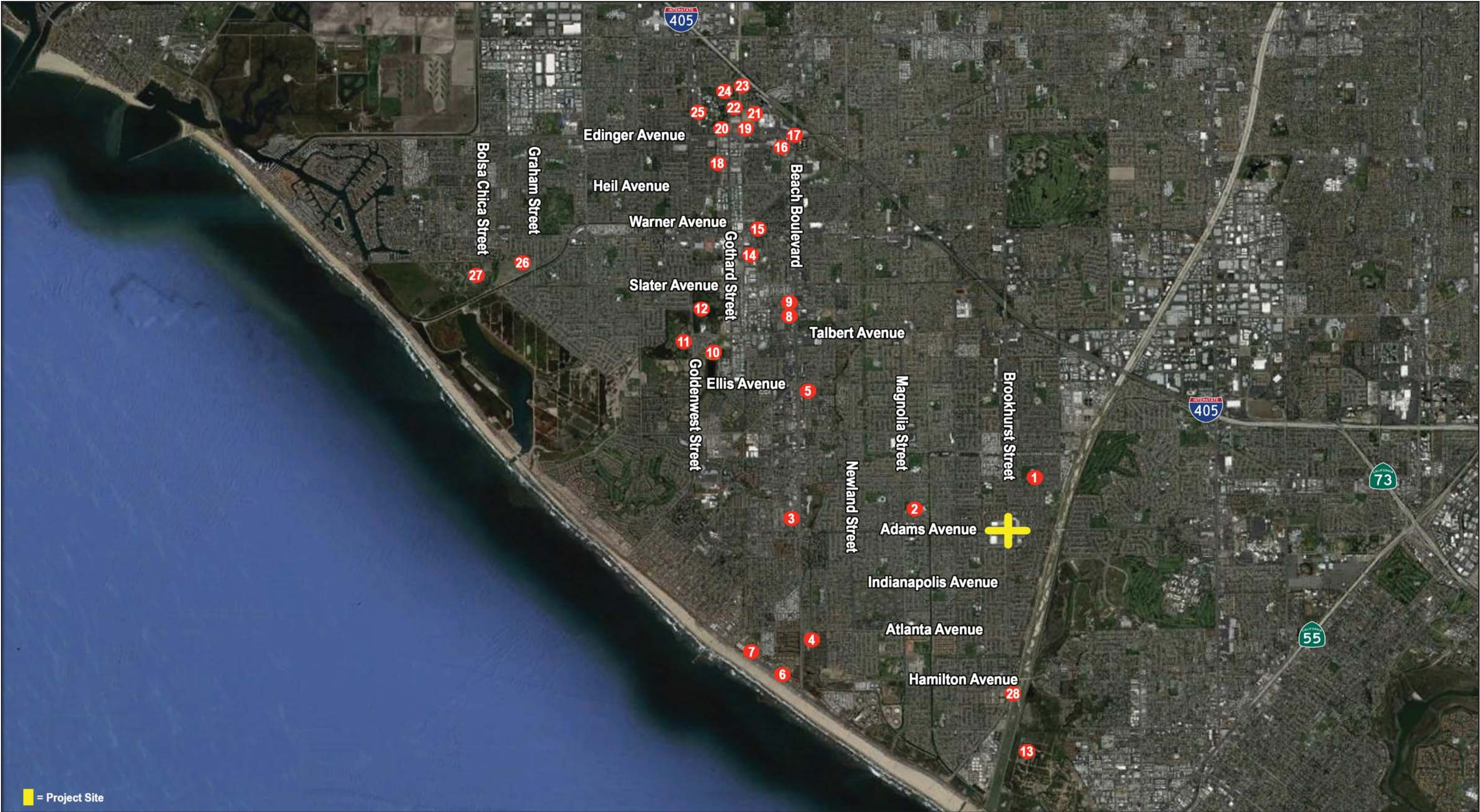
**Table 4-1 [continued]
Cumulative Projects List**

Map ID	Project Name	Location	Description	Project Status
20	Green & Clean	Northwest corner of Gothard Street and Edinger Avenue, 4.69 miles northwest of the project site.	Proposed 3,200 square foot carwash and 3,400 square foot retail building.	Entitlements approved.
21	The Village at Bella Terra/ The revised Village at Bella Terra	Between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, 4.72 miles northwest of the project site.	General Plan Amendment and Zoning Text Amendment to increase the maximum development density, establish mixed-use zoning, and create mixed use development standards in Specific Plan No. 13. The General Plan Amendment currently allows a maximum of 713 dwelling units and 138,085 square feet of commercial uses. The City approved a mixed-use project with 468 dwelling units and 30,000 square feet of commercial uses, as well as a 154,113 square foot Costco, including an ancillary tire sales/ installation center and gas station.	An EIR has been certified for the approved The Village at Bella Terra project. An Addendum to this was approved for The Revised Village at Bella Terra project. Costco is completed and the remainder of the project is currently under construction.
22	The Lofts Mixed Use Project	Southeast corner of Gothard Street and Center Avenue, 4.83 miles northwest of the project site.	A mixed use project consisting of 10,000 square feet of commercial uses on the ground floor and 385 residential units above the ground floor (five stories).	The entitlements for the project have been approved.
23	Seawind Village Apartments	15555 Huntington Village Drive, on the west side of Huntington Village Drive, north of Center Avenue, 4.91 miles northwest of the project site.	Addition of 10 residential units to a 277-unit apartment complex and construction of a 7,500 square foot clubhouse/recreation center.	Project is under review by City.
24	Van's Skate Park	Center Avenue, 500 feet east of Gothard Street, 4.97 miles northwest of the project site.	The project consists of a skate park with a 15,900 square foot skate plaza, 11,850 square foot skate bowl, 3,500 square foot skate shop/concessions.	Entitlements approved.



**Table 4-1 [continued]
Cumulative Projects List**

Map ID	Project Name	Location	Description	Project Status
25	Goldenwest College Master Plan	15744 Goldenwest Street, 5.02 miles northwest of the project site.	This project consists of an extensive improvement and building program to meet increasing enrollment needs and to update technology and outdated infrastructure. The project will include the renovation of older buildings, re-using existing buildings and the construction of new buildings, landscaping and infrastructure.	A Program Environmental Impact Report (EIR) has been circulated.
26	Parkside Estates	West side of Graham Street, south of Warner Avenue, 5.09 miles northwest of the project site.	A 111-unit single-family residential project with 23 acres of proposed park/open space located on 50 acres.	The project has been approved by the City Council and Coastal Commission.
27	Brightwater	Upper bench portion of Bolsa Chica, 5.46 miles west of the project site.	The Brightwater residential project consists of 349 single-family units on 105.3 acres of the upper bench portion of Bolsa Chica within the City.	Currently under construction.
28	Chase Bank Project	21502 Brookhurst Street	Remove an existing Mobile gas station, tanks, etc., and construct a 3,120 square-foot Chase Bank.	Currently under review by the City.
<p>Notes: Based on the <i>Costa Mesa 2012 Community Economic Profile</i> (annually published by the City of Costa Mesa Development Services Department), and telephone correspondence with Claire Flynn, Acting Development Services Director of the City of Costa Mesa, on June 3, 2013, no major development projects are planned within the City of Costa Mesa within a one-mile radius of the project site.</p> <p>Source: City of Huntington Beach Planning and Building Department, May 2013.</p>				



Note: Location sites are approximate.
Source: Google Maps, 2013.

NOT TO SCALE



07/13 • JN 10-107799 (130100)



This page intentionally left blank.